

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, January 18, 2001, 1:30 p.m., Conference Room 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley and Carol Walker; (Judy Cherry absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Ripley, called the meeting to order and requested a motion approving the meeting notes for the regular meeting held November 16, 2000. Motion for approval made by McKee, seconded by Francis. Motion for approval carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting 'yes'; Cherry and Walker absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.

Craig Smith appeared to address the Commission. His firm is working on a building at 8<sup>th</sup> and "R" St. and would like to get some suggestions from the Commission on the redevelopment project.

Ed Zimmer noted that this is a courtesy preliminary design review.

Mr. Smith would like to see this area created with a double dipped galvanized awning, mixed with some fabric awnings. The windows will be aluminum clad. The face is currently plaster surface. They would leave it the way it is. They would like to create a modest cornice of synthetic stucco at the top of the building to give it a little more interest. They would like to relocate the sidewalk. There would be a set of steps that solve the ADA problem in getting to the deck. The trees would be left where they are.

Ripley asked about signage. Mr. Smith presented drawings of possible signage. There would be a sign above the awning. There is also the possibility of signage above the door.

McKee wondered if the signs would be lit. Mr. Smith would like to see the signs of opaque material, back-lit from behind, with the power source coming through the wall from inside the building.

Mr. Smith noted that the only other thing he may ask for would be continuing the dock around the corner. Some of the discussions with the city have not been very favorable. The sidewalk would be moved toward the outer edge.

Helwig inquired if Mr. Smith has had any feedback from the city regarding handicap access. Mr. Smith replied that they have plans in place in accordance with the city's regulations.

Berggren wondered about the status of the docks in the Haymarket. Mr. Zimmer replied that on 8<sup>th</sup> Street the ROW is outlined by the building faces. Most of the existing docks actually sit on city right-of-way.

Ripley thanked Mr. Smith for presenting the information to the Commission.

**APPLICATION BY HISTORIC PRESERVATION COMMISSION ON BEHALF OF  
RAPE/SPOUSE ABUSE CRISIS CENTER FOR LANDMARK DESIGNATION UNDER  
LINCOLN MUNICIPAL CODE (LMC) 27.57 AND A SPECIAL PERMIT UNDER LMC  
27.63.400 FOR THE PACE HOUSE AT 2545 "N" STREET  
PUBLIC HEARING:**

**January 18, 2001**

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; Cherry absent.

Mr. Zimmer presented slides of the property. This house is on the southwest corner of 26<sup>th</sup> and "N" Streets. It is dated to the late 1880's. The porch was modified in the early 20<sup>th</sup> century. There is a considerable amount of Queen Anne style detail that survives. There is a lot of survival on interior elements. Inside the 2<sup>nd</sup> floor addition, the original outer walls are still intact. The applicant would like to extend the fence.

David Johnson of Wiebe-Johnson Architects is also the President of the Board at RSACC. Among the clients they serve, a number of them have their children with them. They have a day care room right inside the door. On nicer days, they have some playground equipment in the back yard. Due to the nature of their services, they need a secure environment where the children can't be seen. There is the possibility of the abuser coming to look for children. He thinks the fence could possibly be moved further south. Perhaps the playground equipment could be moved. Some sort of a secure area has to be provided.

Mr. Johnson noted that the Commissioners seem concerned about the structural integrity of the 2<sup>nd</sup> floor addition above the porch. One of the first things he did when he came on the RSACC board, was to have different city officials come out and help them create a list of things that needed to be done with the building. Someone came out and did a structural audit of the building. The porch, the columns and the foundation were looked at a few years ago. He doesn't have any specific design calculations on the columns, but the person who did the inspection came away with the impression that everything was fine the way it is. Some cosmetic work has been done to the base of the columns. They are

hollow inside. They are not solid columns.

Ripley believes there is considerable caution to be exercised. The Commissioners all agreed that they worry about the integrity of the room above the porch.

Mr. Johnson stated that the staff has wondered about remodeling the interior of the garage so it could be used as an additional meeting room.

No one else appeared. Action will be taken on this application at the next meeting in accordance with the Commission's usual procedures regarding landmark designation and special permits.

**APPLICATION BY DALLAS WHITFORD FOR A CERTIFICATE OF APPROPRIATENESS  
FOR WORK AT 612 N. 26<sup>TH</sup> STREET IN THE HAWLEY LANDMARK DISTRICT  
PUBLIC HEARING:** **January 18, 2001**

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; Cherry absent.

Mr. Zimmer presented slides of the property.

Francis inquired if this is a single family house or a duplex. Mr. Whitford replied that he has not decided what to do with the house yet.

Francis wondered if the opening for the window air would be closed up once the central air was installed. Mr. Whitford replied that he is not sure if he will be installing central air or not.

McKee believes that numbers 1, 5, 6 and 7 of Mr. Whitford's letter are of no material effect. This involves window air conditioners in each of the second floor bedrooms, thinning out the trees in the back yard, placing some landscaping in the front yard along with some low retaining walls and placing a concrete driveway on the north side. Mr. Zimmer agreed. He also noted that number 3 does not need action today since Mr. Whitford does not know if he is going to install central air or not.

Mr. Zimmer noted that the proposed windows would not be in accordance with the Historic Preservation's guidelines. The guidelines also state that a tree should not be removed unless it is for safety reasons, damaging the house, etc.

Walker wondered why Mr. Whitford wanted the tree removed. Mr. Whitford does not believe it is good to have a tree that close to a house. Ripley inquired if the tree is damaging the house. Mr. Whitford replied that it isn't yet, but he believes it is too close to the house.

No one else appeared and public hearing was closed.

**ACTION:****January 18, 2001**

McKee moved denial of the double casement windows on the west elevation and approval of the windows on the south elevation, seconded by Berggren.

Motion carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Cherry absent.

Berggren moved approval of removing the tree, seconded by McKee.

Berggren believes this is a very oversized tree and is probably near its end.

Motion carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Cherry absent.

**STAFF REPORT:**

Mr. Zimmer received an invitation from Sartori's he will pass around regarding an open house and tour.

He noted that he gave a brown bag talk on J. H. W. Hawkins last week that will be rerun on City TV Channel 5.

**MISCELLANEOUS:**

Ripley opened the floor for nominations for Chair. McKee nominated Ripley for Chair and Francis for Vice-Chair, seconded by Walker.

Motion carried 5-1: Berggren, Helwig, McKee, Ripley and Walker voting 'yes'; Francis voting 'no'; Cherry absent.

There being no further business, the meeting was adjourned at 2:45 p.m.